

Providence City Planning Commission Meeting
Providence City Office Building
15 South Main, Providence UT 84332
April 22, 2015 6:00 PM

Attendance:

Vice Chair: Sherman Sanders
Members: Kirk Allen, Robert James
Alternates: Heather Hansen
Excused: Larry Hogge, Larry Raymond, Wendy Simmons

Approval of the Minutes:

Item No. 1. The Providence City Planning Commission will consider for approval the minutes of March 25, 2015.

- K Allen – strike “Hair-brained idea”

Motion to approve the minutes of March 25, 2015 as corrected: R James, second – K Allen

Vote: Yea: K Allen, H Hansen, R James, S Sanders
Nay: None
Abstained: None
Excused: L Hogge, L Raymond, W Simmons

Item No. 2. The Providence City Planning Commission will consider for approval the minutes of April 8, 2015.

Motion to approve the minutes of April 8, 2015: H Hansen, second – R James

Vote: Yea: K Allen, H Hansen, R James, S Sanders
Nay: None
Abstained: None
Excused: L Hogge, L Raymond, W Simmons

Study Items:

Item No. 1. The Providence City Planning Commission will discuss possible amendments for the zoning element of the Providence City general plan; including the zoning districts for future annexation and future rezone of existing districts.

- H Hansen asked what qualifications are for each zone. S Bankhead said they are in the use chart and the area regulation chart, Title 10, Chapters 6 and 8. Title 10, Chapter 4 gives a summary of some of the other zones. They are not in the general plan. The Commission can add it to the general plan if they want to.
- S Sanders reviewed a little history of the zoning laws and affordable housing over the past few decades.
- S Bankhead said at one time Providence had a viable downtown commercial zone, but around the 1960-1970's the City Councils decided they wanted Providence to be more of a bedroom community. In the 1990's Mayor Leonhardt felt like that made property taxes too high so he wanted to bring back some commercial zones. She does not feel the commercial zone has been given much thought, it has mostly been a reactive situation rather than a proactive situation. She feels the Commission needs to consider descriptions of the value of the commercial zone and also consider smaller lot sizes for the future of Providence. Commercial and historic districts are not in an overlay zone and that should be given consideration. As new annexations take place, the future citizens of Providence and their needs should be considered.

- 1 • S Sanders asked about the annexation of Stan Checketts' property.
- 2 • S Bankhead said in years past, the annexation policy plan used to be fairly conservative. She
- 3 showed the Commission which areas of the map are part of the annexation plan. These
- 4 properties have already been through the State code process so it does not need to do that
- 5 again. Areas that have not been included in the annexation plan, will have to come before the
- 6 Planning Commission. She said some of the areas in Providence may need to be rezoned for
- 7 smaller lots. Performance zoning does not increase density, but it reduces lot size. In exchange,
- 8 there are more open green spaces. So density does not change, but it does cluster.
- 9 • H Hansen prefers to have mixed use zones. She thinks creating larger and smaller lots in a zone
- 10 makes for better neighborhoods.
- 11 • S Bankhead said zoning laws and development have a lot to do with how zones are decided, but
- 12 residential mixed zones can be done.
- 13 • R James asked for clarification on lot size averaging.
- 14 • S Bankhead said the City's attempt at lot size flexing is to allow for clusters with open spaces.
- 15 One of the problems with the flexing is developers always want to develop the residential
- 16 spaces first and the open spaces in later phases. Now each phase has to be able to stand on its
- 17 own and be completed before the next phase begins.
- 18 • S Sanders asked if any of the commissioners has a proposal for mixed zones in residential.
- 19 • J Baldwin said he thinks mixed uses are fine, but multi-family use with single family could be a
- 20 concern.
- 21 • S Bankhead said some multi-family units can work in single family zones, but there have to be
- 22 restrictions.
- 23 • S Sanders said economics will also drive how zones are worked out.
- 24 • K Allen said we need zoning ordinances and areas in our City that don't divide people by income.
- 25 He said some developments in River Heights have town houses in some very nice
- 26 neighborhoods.
- 27 • J Baldwin said there is a downside to allowing multi-family in a single family if the developer
- 28 builds cheap housing. It can downgrade the value of a neighborhood.
- 29 • K Allen said that could be taken care of with zoning requirements by the City.
- 30 • S Bankhead said a mixed residential zone could be included. The ordinance could be written that
- 31 would preserve the integrity of the neighborhood.
- 32 • H Hansen said it would be important to prevent transient neighborhoods.
- 33 • S Sanders asked for discussion on commercial zones. He asked about the property west of
- 34 Macey's and Skarlet said it is zoned Agriculture but in the future the City may want to zone it
- 35 commercial.
- 36 • S Bankhead said the difference between commercial general and commercial highway is
- 37 commercial highway is sales tax based – 88% of the businesses have to be sales tax producing
- 38 businesses. Currently manufacturing is not allowed in Providence, but someone has asked that
- 39 minimal manufacturing be allowed in the back of a building with retail and a showroom at the
- 40 front of the store. Perhaps we should consider whether or not it would be a good idea to allow a
- 41 certain amount of manufacturing with a fair amount of retail.
- 42 • S Sanders felt it could generate tax revenue and jobs. He felt it was viable, but there would have
- 43 to be considerations as to where it would fit. The west side of Highway 165 should be
- 44 considered for commercial Highway. He also thought Gateway Drive should be considered for
- 45 Commercial zoning.
- 46 • H Hansen suggested standardized buffer zones between commercial and residential zones.
- 47 • J Baldwin and K Allen both thought buffer zones could be made to look very nice if they are
- 48 done correctly.

- S Bankhead felt the commercial business should be the one to have to install the landscape buffers.

Motion to recommend that property west of the highway 165 and south of the current CHD zone be zoned Commercial Highway District when it is developed: H Hansen, second – R James

Motion amended to include east and west side of highway 165 down to Millville city limit zoned CHD when it is annexed: H Hansen, second – R James

Vote: Yea: K Allen, H Hansen, R James, S Sanders
Nay: None
Abstained: None
Excused: L Hogge, L Raymond, W Simmons

Motion to recommend property from Providence City limit to Logan City limit at north end of city, west to River Heights be zoned SFT if and when it is annexed into the city. Also recommend property east of Jack Nixon's property and property east of Stan Checketts property be zoned SFT if and when it is annexed into the City: K Allen, second – H Hansen

Vote: Yea: K Allen, H Hansen, R James, S Sanders
Nay: None
Abstained: None
Excused: L Hogge, L Raymond, W Simmons

- S Bankhead said we have a zone called Commercial Neighborhood District that hasn't really been defined or addressed.
- R James asked about section 10.4.1 c and d. He would like more clarification, recommended uses and intents of those zones.
- S Bankhead asked if this is to be added to the ordinance or the general plan.
- H Hansen said zones should be defined first.
- R James said we need to take a deeper look at what we intend with the zones.
- S Bankhead said some parts may want to be descriptive in the general plan per zone, but maybe not in the ordinances. The intent needs to be a part of the general plan.
- S Sanders asked if a public hearing was needed.
- R James and H Hansen felt a public hearing was a good idea, but a plan needs to be in place first.
- J Baldwin suggested adding limited manufacturing to the public hearing.
- S Bankhead will email information for mixed residential and commercial zones.
- S Sanders said this will continue as a study item.
- S Bankhead asked if the commissioners wanted Historic Preservation Commission to be invited to the next meeting when the downtown area is discussed. Providence has a large historical district and some homes are on the National Register. The Historic District is a new district and is not addressed anywhere.
- The commissioners felt that now wasn't the time, but that they would want HPC to come to a future meeting.

Item No. 2. Proposed Code Amendment. The Providence City Planning Commission will study proposed amendments to Providence City Code 10-8-5: Commercial Zoned Districts; Site Development and 10-8-6: Parking Regulations.

- S Bankhead said she would incorporate whatever guidelines the Commissioners want into the ordinance and pass it on to the City Council.
- H Hansen said she likes slides 4, 6 and 7. R James agreed.

- R James would like to consider first paragraph of 8 that discusses shrub heights. He also felt parking was an issue.

Staff Reports: Any items presented by Providence City Staff will be presented as informational only.

- S Bankhead said City Council denied petition for annexation at this point. They felt they needed more information. Staff met with the developer today and he tends to resubmit another petition after they have done a little more homework and can answer questions about infrastructure needs. The City Council denied the request to add recreation to SFL zone and they accepted the bees at 4 hives and after that a CUP would be required.

Commission Reports: Items presented by the Commission Members will be presented as informational only; no formal action will be taken.

- No reports.

Motion to adjourn: K Allen, second – R James

Vote: Yea: K Allen, H Hansen, R James, S Sanders

Nay: None

Abstained: None

Excused: L Hogge, L Raymond, W Simmons

Meeting adjourned at 7:30 pm

Sherman Sanders, Vice Chairman

Caroline Craven, Secretary